

DRAFT
Proposed General Plan Work Program
Description of Activities
(January 2003 – June 2008)

This work program is based upon priority actions identified in the City Council-Adopted Strategic Framework Action Plan and was drafted within the constraints of what could be accomplished with existing staff levels. The work program is separated into two phases: Phase I covering January 2003 – June 2005, and Phase II covering July 2005 – June 2008. The activities fall into five categories: Existing Conditions, Pilot Villages, General Plan Elements, Community Plan Initiatives, and Key Implementation Activities.

Existing Conditions Report and Analysis

The Phase I Existing Conditions Report will provide a citywide inventory of existing facilities and land use conditions including, but not limited to: public facilities, transportation facilities, land use, density and intensity, and open space. This information will be utilized to provide a baseline for the preparation of environmental documents, community plan amendments, other elements of the General Plan such as Land Use and Public Facilities, and a citywide financing strategy. This effort will involve working closely with community planning groups to provide community-specific facilities inventories and needs assessments, as well as significant coordination with all other City departments to ensure data is compiled in a uniform format.

During Phase II, the report data will be analyzed and reported as needed to complete relevant community plan amendments, facilities financing plans with development thresholds, and General Plan elements.

Pilot Villages

The Pilot Village Program is intended to demonstrate how the village concept can be realized through the selection and construction of three Pilot Villages. This program is a critical component of the implementation program in part because it offers an opportunity to gain widespread public support. The City Council established the program along with Strategic Framework Element adoption on October 22, 2002. During Phase I, which is currently underway, the three sites will be selected, site planning work will take place, entitlement process will be initiated, and funding sources identified. Phase II will include procurement of funds, development approvals, and construction. This effort will require close coordination with community groups and organizations as well as all other City departments. Due to the uniqueness of this program, additional technical and financial expertise could be required at costs unknown at this time.

General Plan Update

The Strategic Framework Element is a new chapter of the General Plan. In order to implement this new element, all of the remaining General Plan elements must be updated, and a new Economic Prosperity Element prepared, to achieve internal consistency within the General Plan and to implement the City of Villages strategy. The update process will include coordination with various community and interest groups as well as other agencies and City departments. The proposed prioritization for updating and preparing the elements is as follows:

Phase I

Mobility Element Draft a new Mobility Element with a multi-modal focus to implement the policies of the Strategic Framework Element and MTDB's Transit First initiative. The goal is to improve mobility and accessibility for San Diegans through greatly improved transit services, pedestrian amenities, and bicycling facilities, as well as targeted road projects. A first step is to work with SANDAG to help shape the policies and projects identified in "Mobility 2030" - the update to the Regional Transportation Plan.

Housing Element and Housing Programs Update the Housing Element in accordance with the five-year cycle mandated by state law. The objective of the next update is to provide an adequate supply of housing to serve San Diegans of every economic level and demographic group. This work activity also includes implementation of housing programs in the current Housing Element (adopted by the City Council November 6, 2001). Actions underway include preparation of the Annual Housing Progress Report. In addition, Council has authorized the formation of an Affordable Housing Task Force to come up with additional housing strategies.

Conservation Element The Conservation and the Environment Element update will establish policies to conserve and restore renewable and nonrenewable resources, protect air, water, biological resources, habitat, and open space, and promote a sustainable future. Environmental justice and education will also be addressed in the element. The City Council has emphasized the importance of these policies toward achieving City environmental protection and energy independence goals, and meeting state and federal environmental mandates.

Economic Prosperity Element A new Economic Prosperity Element will provide comprehensive and cohesive citywide economic and land use policies, and guide the development of implementing strategies, programs, and regulations. The policies will relate to employment land availability, regional infrastructure, business development, equitable development, education and workforce development, balancing jobs and housing needs, and border issues. The City Council's Committee on Public Services and Neighborhood Safety Committee discussed this topic on June 19, 2002 and directed staff to proceed with work on the element.

Phase II

Land Use Element The Land Use Element will utilize the City of Villages Opportunity Areas Map, and the Strategic Framework Element guidelines for selecting village areas to identify

potential villages on a citywide map. It will also clarify the relationship between the General Plan and Community Plans and outline a format for preparation of community plans.

Public Facilities, Services, and Safety Element The Public Facilities Element will address the equitable provision of public facilities and services throughout the City. The element will: focus on the establishment of citywide priorities for the provision of facilities; provide guidance for the Community Plan Facilities elements; establish citywide facilities standards that are flexible, but provide an equivalent level of service; identify financing options for village development including private investment; and establish policies to maintain service levels as the population grows.

Recreation Element and Park Master Plan The Recreation Element will include policies to improve equitable public access to recreational resources, protect and enhance regional parks, and expand options for how communities can meet park and recreation standards. A Park Master Plan will be developed that includes a needs assessment and implementation strategies to meet urban park needs.

Urban Design Element The Urban Design Element will contain policies designed to enhance San Diego's livability and distinctiveness. Policies will address San Diego's natural setting, diverse neighborhoods, and need for high quality developments and public spaces. The element will incorporate the City's adopted Transit-Oriented Development Design Guidelines to provide guidance on how to achieve pedestrian-oriented village development that maximizes the use of transit.

Community Plan Initiatives

Phase I

Priorities Update existing criteria for prioritizing community plan amendments and updates to reflect policies in the Strategic Framework Element. Criteria to consider include: facilities needs, housing needs, the age of the community plan, the existence of important village opportunity areas, the degree of development pressure in a community, and community interest among other factors. Priorities will ultimately be decided by the City Council.

Amendment Process Revise the community plan amendment initiation and approval process to implement recommendations raised by the Planning Commission and City Council during the Strategic Framework hearing process that include: developing criteria for community plan amendments that propose an increase in residential density; ensuring that appropriate zoning is applied to implement the community plans; and preserving the integrity of community plans.

Phase I and II

Community Plan Amendments and Updates Continue to work with community groups to amend or update community plans currently in process to reflect the Strategic Framework Element policies, update community goals, implement housing and other policy goals, establish facilities phasing thresholds, and ensure that there is consistency with General Plan policies.

Development Project Review Review development projects to help realize the Strategic Framework Element policies and application of the Transit-Oriented Development Design Guidelines in centers and corridors identified on the City of Villages Opportunity Areas Map. A formalized process for education and increased coordination with the Development Services Department will be required.

Key Implementation Activities

Phase I and II

Financing Strategy A Financing Strategy for public facilities must be developed to continue progress toward ultimately securing additional funding to remedy existing facilities shortfalls. For Phase I of the work program, the Planning Department proposes to work with the City Manager to identify a broad range of citywide needs (including public facilities and infrastructure, maintenance, affordable housing and open space acquisition) then link these needs to existing and new potential funding sources. This includes developing a structure for linking the community financing and phasing plans to the City's Capital Improvement Program. During Phase II, the City Council could potentially make decisions on funding sources and place financing measures on the ballot for a public vote.

Public Outreach Public outreach will include a coordinated outreach effort on all work program activities involving community planning groups, various interest groups, and other government agencies and all City departments. Outreach goals include making it easier for community planning group members and others to gain access to information, and ultimately obtaining input that is representative of a cross-section of the community. Staff will investigate increasing the use of surveys and e-mail.

Regional Planning Take a leadership role as a part of SANDAG, as well as other regional forums to accomplish open space preservation, mobility, economic prosperity, and other goals.

Legislation Assist in a unified City effort to further a legislative agenda for smart growth.

Inter-Agency Coordination Continue to work with other agencies and coordinate on projects of mutual interest including working with San Diego City Schools on a pilot project to design an urban, joint-use school campus.

Environmental Analysis Conduct environmental analysis of the implementation actions identified in the work program in accordance with the California Environmental Quality Act.

Monitoring/Annual Report Monitor implementation of the Strategic Framework Element and Action Plan. Form a public/private stakeholders group to advise the Planning Department on monitoring issues, and prepare an annual report to the Planning Commission and City Council.